

**ZONING BOARD OF APPEALS  
MEETING AGENDA**

**MONDAY, JUNE 6, 2005  
7:00 PM  
TOWN HALL ANNEX  
57 MAIN STREET, ELLINGTON, CT**

**I. CALL TO ORDER:**

**II. PUBLIC COMMENTS:**

**III. PUBLIC HEARINGS:**

1. #V200507–Richard Montovani for variances to Ellington Zoning Regulations, Section 5.2 Area & Yard Requirements Schedule: to reduce the front yard setback from 35 feet to 15 feet and increase building coverage from 20% to 25.9% for construction of a house on property located at 6 Lake Lane, APN 149-057-0000 in a LR Zone. (Continued from the May 2, 2005 meeting)
2. #V200509–FWL Enterprises, LLC for variances to Ellington Zoning Regulations, Section 7.7b(6)(a)(2) Detached Signs Permitted in C, PC, I, & IP Zones, Section 7.7d1(b) Minimum Parking & Loading Space Requirements, Section 7.7d2(e) Description of Parking Facilities, Section 7.7d5(a)&(c) Location of Parking Facilities, Section 7.7d7(b) Landscaping & Lighting: to allow existing detached sign within 11 feet of property line (required 15 feet); to not be required to comply with minimum parking & loading space, landscaping & lighting requirements for the new construction; to allow parking spaces that are 9 feet by 18 feet for parking spaces that are at 90 degrees (required 10 feet by 18 feet); to allow parking within 12 feet of a commercial structure (required 20 feet separation) & to allow parking within 20 feet of the front property line (required 30 feet); to allow interior landscaping at 12% (required 15%); for construction of four self-storage buildings, construction of a 1,500 sq. ft. one-story commercial building, construction of a 1,320 two-story commercial building and associated improvements and changes to existing restaurant/bar on property located at 117 Stafford Road, APN 148-087-0000 in a C Zone.
3. #V200510–Denise & Mikaele Anamani for variances to Ellington Zoning Regulations, Section 5.2 Area & Yard Requirements Schedule & Section 5.3g Additional Yard Requirements: to reduce the front yard setback (West Shore Road) from 35 feet to 23 feet, to reduce the front yard setback (Route 30) from 60 feet to 30 feet and to reduce side yard setback from 10 feet to 3 feet for a 12' x 16' deck on property located at 160 West Shore Road, APN 169-025-0000 in a LR Zone.

4. #V200511—Paris & Dawn Sideris for variances to Ellington Zoning Regulations, Section 5.2 Area & Yard Requirements Schedule & Section 5.3a Variations in Yard Requirements: to reduce the front yard setback (Lyons Street) from 35 feet to 18 feet and to reduce the front yard setback (Fairview Avenue) from 35 feet to 27 feet for a 22' x 8' addition on property located at 15 Fairview Avenue, APN 019-139-0000 in an A Zone.
5. #V200512—David & Susan Gilson for a use variance to Ellington Zoning Regulations, Section 4.10a IP-Industrial Park Zone & Section 6.1 Nonconforming Uses of Land & Structures: to allow a 28' x 24' garage attached to a 6' x 19.5' mudroom addition for residential use on property located at 109 Windermere Avenue, APN 017-009-0000 in an IP Zone.
6. #V200513—Frank & Victoria Randall for variances to Ellington Zoning Regulations, Section 5.2 Area & Yard Requirements Schedule: to reduce the front yard setback from 35 feet to 26 feet and to reduce the side yard setback from 10 feet to 9 feet for a 32' x 18' addition on property located at 31 Glenwood Road, APN 071-023-0000 in an A Zone.
7. #V200514—Glenn Bahler for a variance to Ellington Zoning Regulations, Section 5.2 Area & Yard Requirements Schedule: to reduce the front yard setback from 35 feet to 14 feet for a 37' x 7' front porch on property located at 48 Meadowbrook Road, APN 091-002-0000 in an RA Zone.

**IV. UNFINISHED BUSINESS:**

1. General Discussion of Zoning Regulations

**V. NEW BUSINESS: NONE**

**VI. ADMINISTRATIVE BUSINESS:**

1. Approval of Meeting Minutes:
  - a. April 4, 2005 Meeting Minutes
  - b. May 2, 2005 Meeting Minutes
2. Correspondence:
  - a. Letter to Dennis Milanovich from Bruce Hoben, dated 5/6/05 (Scope for Plan of Conservation & Development)
  - b. Memo to Land Use Boards from Matt Davis, dated 5/16/05 (Cornerstone Settlements)
  - c. Connecticut Federation of Planning & Zoning Agencies, Spring 2005

**VII. ADJOURNMENT:**